



Deputy Directors
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IN REPLY REFER TO:

**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097**

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

**ISSUANCE OF A CONCESSION AGREEMENT TO AMPCO SYSTEM PARKING FOR THE
MANAGEMENT AND OPERATION OF THE AUTOMOBILE PARKING FACILITIES AT
HONOLULU INTERNATIONAL AIRPORT OAHU**

The Department of Transportation (DOT) proposes to offer a new negotiated Concession Agreement for the management and operation of the automobile parking facilities at Honolulu International Airport. The Concession Agreement shall contain the following negotiated terms and conditions:

PURPOSE:

The right and obligation to manage and operate the Automobile Parking Facilities at Honolulu International Airport.

LEGAL REFERENCE:

Chapter 102-2(b)(1), Hawaii Revised Statutes, as amended. Exemption from the bidding requirements for operation of ground transportation services and parking lot operations at airports.

LOCATION:

Honolulu International Airport.

ZONING:

Honolulu – Land use: Urban/County: Industrial (I2)

TAX MAP KEY:

1st Division – 1-1-03: Portion of 1 (Honolulu)

LAND STATUS:

Honolulu - Section 5(a) Non-Ceded, 5(b) Ceded
Hawaii Admissions Act
HHL 30% entitlement lands Yes__ No X

PREMISES:

Parking Facilities (Ceded):

- A. Lot W, as shown on Exhibit B-1.
- B. Lot E, as shown on Exhibit B-3.
- C. Lot S, as shown on Exhibit B-3.
- D. Lot T, as shown on Exhibit B-3.
- E. Lot V, as shown on Exhibit B-3.
- F. Lot Y, as shown on Exhibit B-3.

Parking Facilities (Non-Ceded):

- G. Lot A, as shown on Exhibit B-1
- H. Lot B, as shown on Exhibit B-1.
- I. Lot C, as shown on Exhibit B-1.
- J. Lot D, as shown on Exhibit B-1.
- K. Lot F, as shown on Exhibit B-1.
- L. Lot G, as shown on Exhibit B-1.
- M. Lot H, as shown on Exhibit B-1.
- N. Lot J, as shown on Exhibit B-1.
- O. Lot K, as shown on Exhibit B-1.
- P. Lot M, as shown on Exhibit B-1.
- Q. Lot N, as shown on Exhibit B-1.
- R. Lot Q, as shown on Exhibit B-1.
- S. Lot R, as shown on Exhibit B-1.
- T. Lot U, as shown on Exhibit B-2.
- U. Lot P, as shown on Exhibit B-3.

TERM:

Five years.

CONCESSION FEE:

For the first year of the Agreement, the Concession Fee shall be the greater of a Minimum Annual Guarantee Fee (MAG) of \$8,525,000 (Eight Million Five Hundred Twenty-Five Thousand Dollars) or 80% of gross receipts up to \$17 million. The percentage fee for gross receipts in excess of \$17 million shall be as shown in the table below.

\$17,000,001 - \$17,500,000	81% of gross receipts
\$17,500,001 - \$18,000,000	82% of gross receipts
\$18,000,001 - \$18,500,000	83% of gross receipts
\$18,500,001 - \$19,000,000	84% of gross receipts
Over \$19,000,000	85% of gross receipts

In each successive year of the contract term, the MAG shall be 85% of the Concession Fee that was paid and payable in the previous year.

DBE PARTICIPATION:

Although there is no DBE participation goal established for this Concession Agreement, the Concessionaire is encouraged to voluntarily strive to achieve DBE participation in its Concession operations.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii, Department of Transportation dated November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existed.

REMARKS:

AMPCO System Parking, which currently manages and operates the parking facilities at Honolulu International Airport, recently installed approximately \$1.2 million worth of equipment upgrades to enable it to accommodate the new parking structure opened in February 2009 and a new discount public parking lot. These new facilities provide additional space, convenience, and price alternatives for travelers and other uses of the airport.

RECOMMENDATION:


That the Board authorize the DOT to enter into the Concession Agreement as hereinabove outlined subject to: (1) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (2) the review and approval of the Department of the Attorney General's Office as to the concession agreement form and content.

Respectfully submitted,

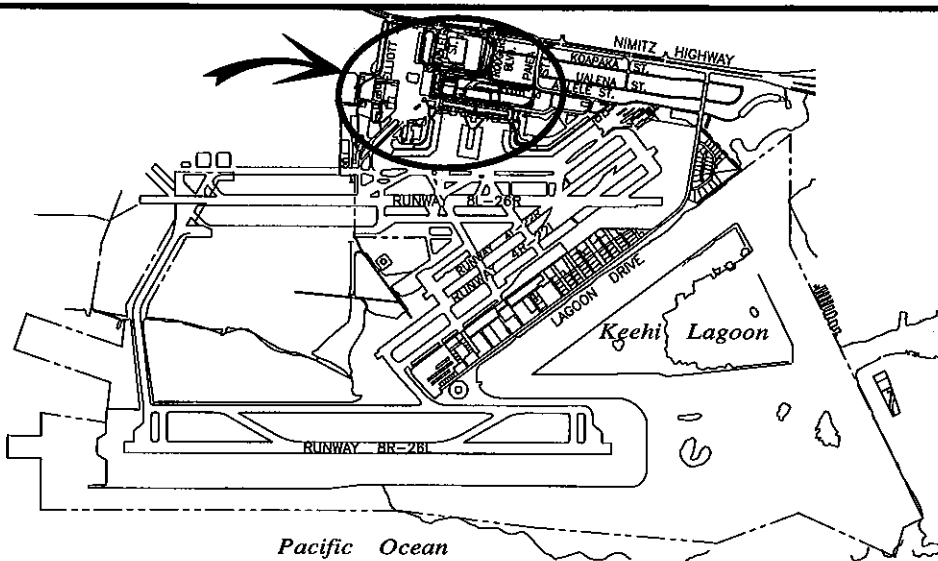


BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

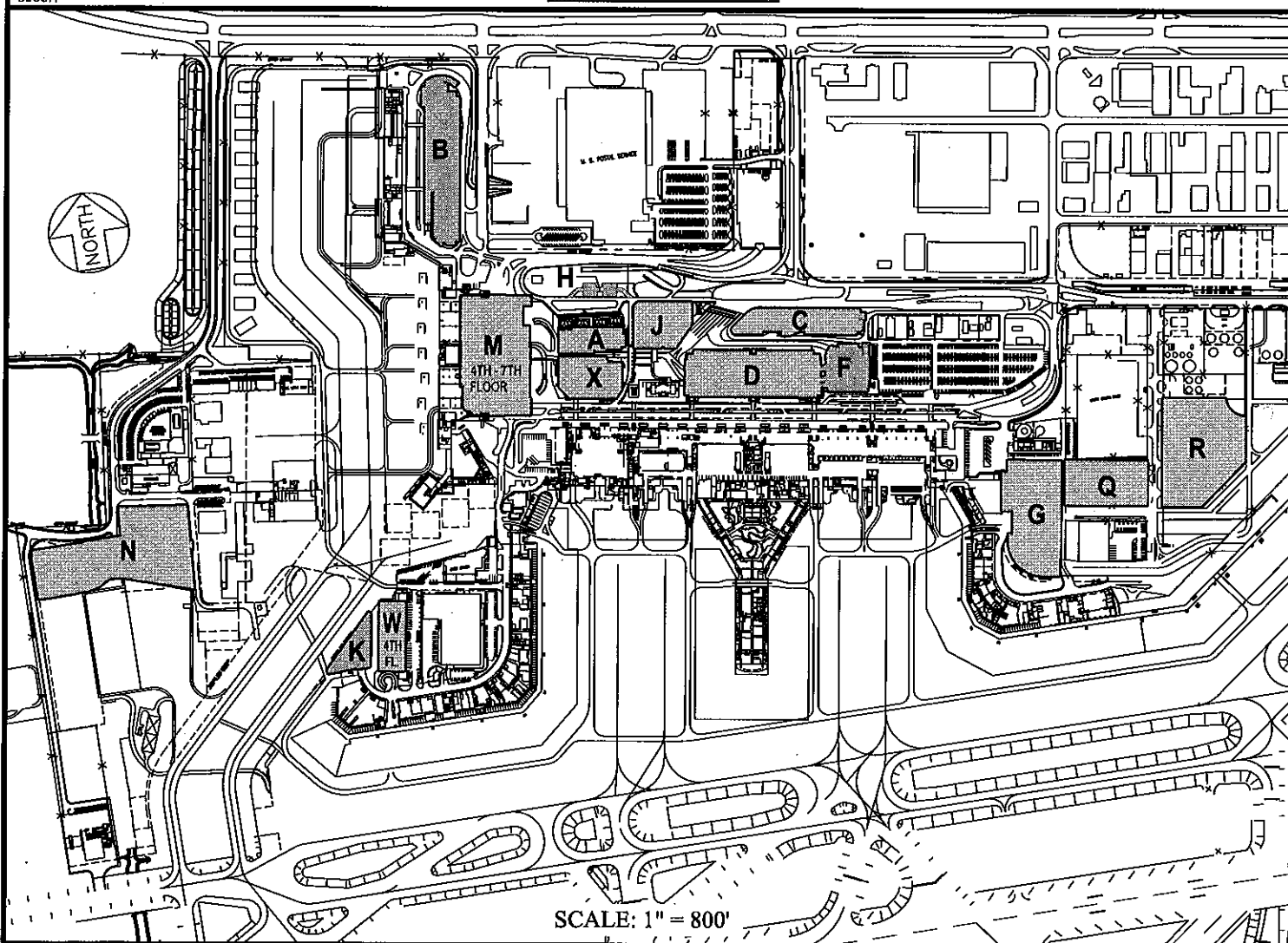
APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member



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DATE : JULY 2009

EXHIBIT: B-1



Airports Division

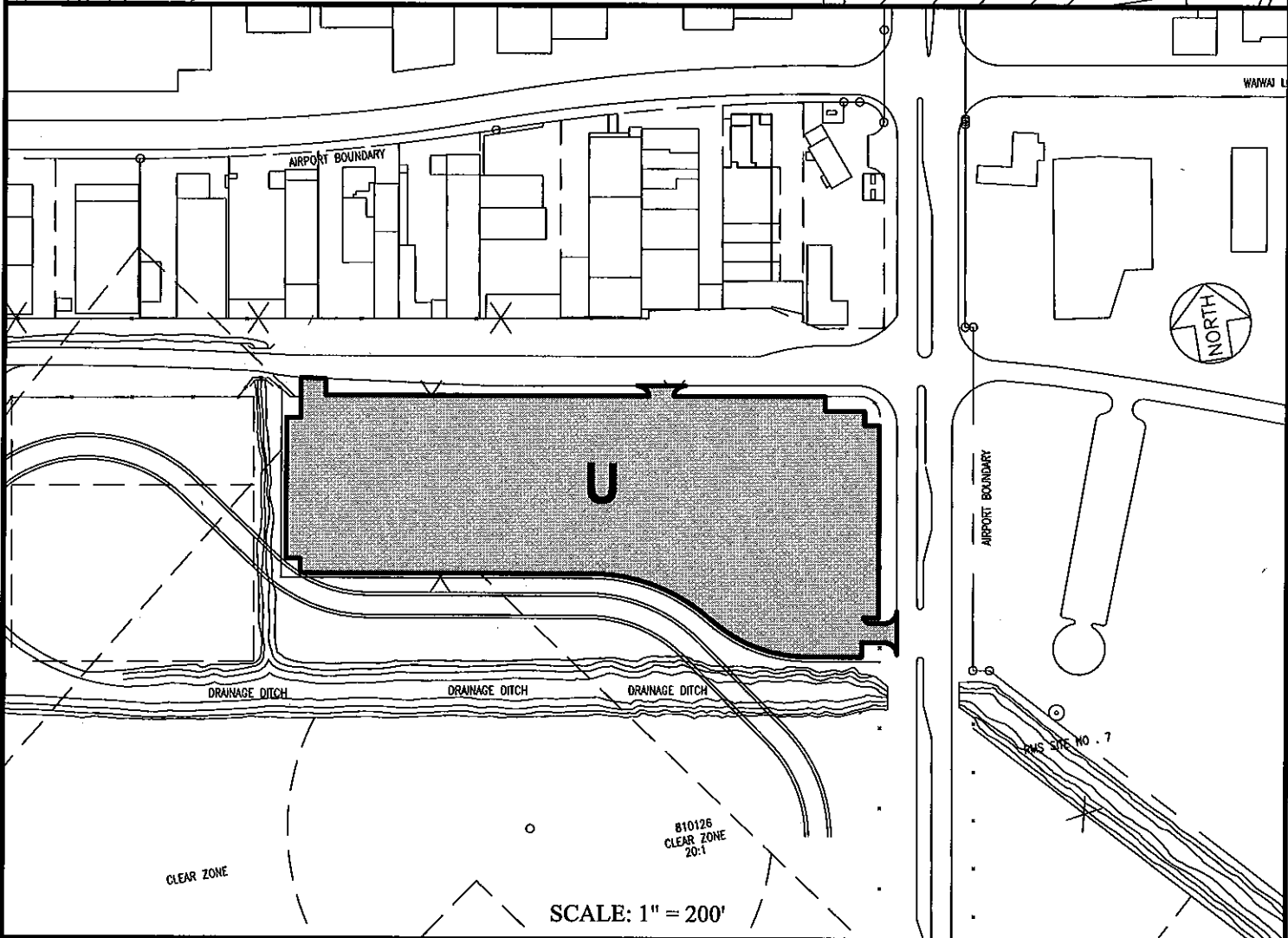
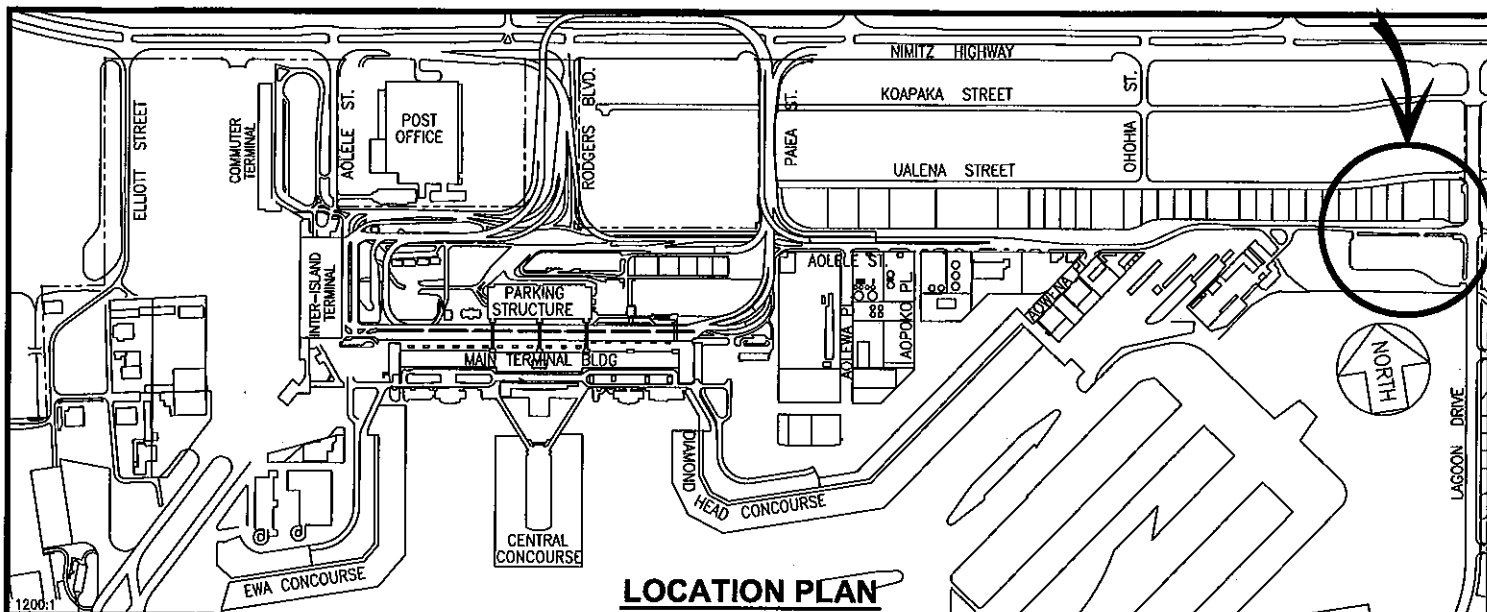
AUTOMOBILE
PARKING FACILITIES

MAIN
PARKING AREAS

PLAT 14,15,24,25

HONOLULU INTERNATIONAL AIRPORT

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DATE : JULY 2009

EXHIBIT: **B-2**



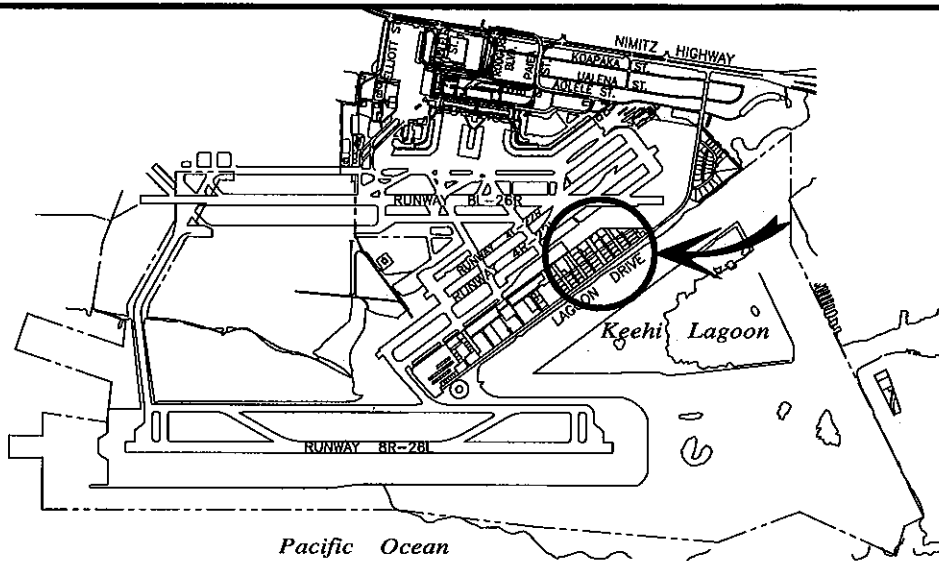
**AUTOMOBILE
PARKING
FACILITIES**

**PARKING AREA
CORNER OF AOLELE ST.
& LAGOON DRIVE**

PLAT 26,27

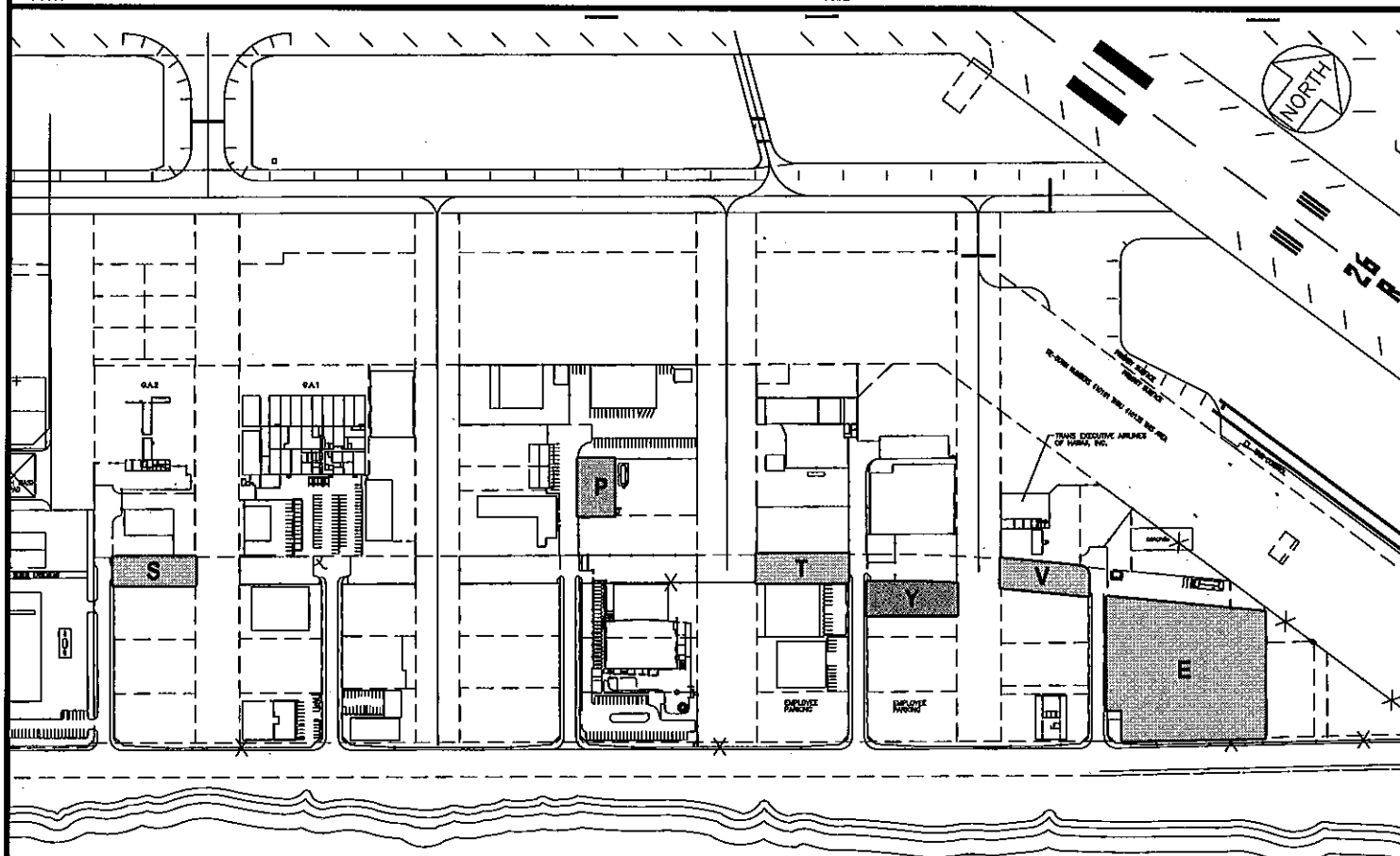
HONOLULU INTERNATIONAL AIRPORT

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LOCATION PLAN



SCALE: 1" = 400'

DATE : JULY 2009

EXHIBIT: **B-3**



Airports Division

**AUTOMOBILE
PARKING
FACILITIES**

**PARKING
AREAS
SOUTH RAMP**

**LOT NO.
E,P,S
T,V,Y
FLAT 36**

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HONOLULU INTERNATIONAL AIRPORT